

When we decided to build a patio onto our house, we initially took the steps to permit the building process. First the open patio was permitted. After the open patio was built, we then decided to enclose it. We didn't know the setback from the wall needed to be any different. We proceeded to get a permit to enclose the patio. We drew it up and brought it in for approval. We were instructed again and again to make changes to our drawing, which we did. No one ever told us that setback was an issue, so we never gave it a thought, therefore assuming it was acceptable. We got to the point that our permit was not getting approved and we were under the gun with scheduled material deliveries and landscaping. At that point we had a discussion with a licensed handyman that we had previously contracted for a little work on the house before we moved into it, he seemed quite knowledgeable and it was someone we grew to trust, at that time we didn't know many people in Las Vegas. He told us that it would be ok to build it unpermitted, he told us that if we hired contractors it would have to be permitted, but if we are doing it ourselves its ok. We just needed to understand that we would not be able to count the addition as square footage if we ever listed our house for sale, as well as with the understanding that the patio would have to be inspected prior to any sale. We decided we were ok with not counting the square footage since we were not planning to sell our home. We plan to stay there for the foreseeable future. We enclosed the patio with the assumption that we were ok until we sold the house. We realized we may have to do a little work after an inspection if we sold it in the future. With this knowledge and the fact that we were never told about any setback issues when we were trying get it permitted, we felt comfortable that we were doing things in an acceptable manner. Our intentions were never malicious or to do things incorrectly.

We would also like to make note that our neighbors were thrilled that we were building such a nice looking structure that was an improvement to our neighborhood. Prior to us moving in, our house was a rental and was quite run down, inside and out.

As you can see by the pictures provided, the room is very nicely built. Matching the existing home, stucco and painted to match perfectly. The room was not built to live in. Purely recreational purposes only, never intended to be habitable space. No one has ever, or ever will use the space to "live" in. Diane and I are the only ones living in our house; the kids are grown and out of the house now. We like relaxing

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Sunday afternoons watching the ballgame, or the privacy when enjoying the hot tub in the cool of the winter. The room has been our haven of sorts. It is not a space where wild parties are thrown; we are very respectful of those around us and maintain high standards of how things are kept. The structure was built very solidly, with quality materials. My professional background as a journeyman tool and die tradesman has trained me to build things to last. Very detail oriented. I have built things all of my life and take pride in what I do. You can be assured this was no different, in fact, my neighbor quite often would tell me that I was going "overboard" when he would see how securely I would be putting things together. He would joke that if our state ever had a hurricane, he was running over to our house and taking cover in that room.

To wrap things up, please know that our intentions when enclosing the patio were not done with disregard for the rules and not with a haphazard, "slap it up" mentality. Simply put, we were just trying to maximize the wonderful climate and beauty of where we now live. Especially coming from Michigan where it was so cold and miserable the majority of the time. You can imagine how we value the "tropical" feel all the while living here in the desert.

Again, our neighbors have expressed that the room has in no way negatively affected them, only positives and we can and will provide written letters from them reflecting their opinions.

We thank you for your time and consideration in this matter.

Sincerely,

Keith and Diane Ponstein

5520 Rock Creek Lane
Las Vegas NV 89130

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